

157.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

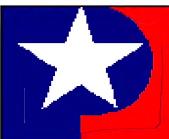
Total Card / Total Parcel

USE VALUE:

1,009,300 / 1,009,300

ASSESSED:

1,009,300 / 1,009,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LINCOLN LESILEY E & ABRAHAM L	
Owner 2:	
Owner 3:	

Street 1: 124 GEORGE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: HAN EUGENE S -
Owner 2: MORLEY MELISSA A -
Street 1: 124 GEORGE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 3401 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	568,300		441,000	1,009,300		105022
							GIS Ref
							GIS Ref
							Insp Date
							07/26/16

PREVIOUS ASSESSMENT		Parcel ID		157.0-0008-0003.0		!12344!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	568,300	0	7,000.	441,000	1,009,300
2021	101	FV	534,300	0	7,000.	441,000	975,300
2020	101	FV	534,400	0	7,000.	441,000	975,400
2019	101	FV	430,600	0	7,000.	441,000	871,600
2018	101	FV	430,600	0	7,000.	371,700	802,300
2017	101	FV	430,600	0	7,000.	340,200	770,800
2016	101	FV	426,900	0	7,000.	289,800	716,700
2015	101	FV	302,300	0	7,000.	252,000	554,300

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
HAN EUGENE S,	64142-436	8/27/2014	Change>Sale		636,100
NIHAN CHRISTINE	49357-503	4/27/2007			442,000
NIHAN CHRISTINE	47813-549	7/17/2006	Family		1
MC CABE HELEN M	44287-366	12/13/2004	Family		100
	9617-456	1/1/1901	Family		No
					No
					N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/19/2020	901	Redo Kit	37,500	O					7/26/2016	Measured	PT	Paul T											
4/7/2015	292	Addition	85,600		4/7/2015			Demo existing rear	7/26/2016	Info At Door	PT	Paul T											
5/4/2001	268	Porch	3,000	C				REPLACE FRONT PORC	5/27/2015	Permit Insp	PC	PHIL C											
									12/3/2008	MLS	MM	Mary M											
									10/15/2008	Meas/Inspect	163	PATRIOT											
									8/6/2007	MLS	HC	Helen Chinal											
									1/24/2000	Inspected	264	PATRIOT											
									12/2/1999	Measured	268	PATRIOT											
									7/12/1993		KT												
									Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 97 - Tudor	2	Rating: Good																						
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable																								
Roof Cover: 1 - Asphalt Shgl																								
Color: RED																								
View / Desir:																								
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH												
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																
Year Blt: 1932		Eff Yr Blt:		A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Alt LUC:		Alt %:		Frl: 1	Rating: Good			Other																
Jurisdct: G17		Fact: .		WSFlue:	Rating:			Upper																
Const Mod:								Lvl 2																
Lump Sum Adj:								Lvl 1																
INTERIOR INFORMATION								Lower																
Avg Ht/FL: STD								Totals	RMs: 10	BRs: 4	Baths: 2	HB: 1												
Prim Int Wal 2 - Plaster																								
Sec Int Wall:					%																			
Partition: T - Typical																								
Prim Floors: 3 - Hardwood																								
Sec Floors: 4 - Carpet					50 %	Total: 10.8 %																		
Bsmt Flr: 12 - Concrete																								
Subfloor:																								
Bsmt Gar: 1																								
Electric: 3 - Typical																								
Insulation: 2 - Typical																								
Int vs Ext: S																								
Heat Fuel: 1 - Oil																								
Heat Type: 5 - Steam																								
# Heat Sys: 1																								
% Heated: 100		% AC: 15																						
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 157.0-0008-0003.0				IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:																	Total:						
																				Total:				